

To: Helena Flats Land Use Advisory Committee, Flathead County Planning Office
From: Shirley Anderson
Re: Minutes November 1, 2007 meeting
Date: November 5, 2007

Meeting called to order by Pete Burkett at 7:30 p.m. at the Helena Flats School Music Room

HFLUAC attending were Pete Burkett, Shirley Anderson, Michael Golembeski, Ray Young; excused Loren Vranish, Jan Stephens.

Visitors: Annie Thompson, Planning Office

Minutes from October approved

Communication received: None

Committee Reports:

-No new major or minor subdivision applications.

Old Business:

- Updates on businesses and new streets not completed.
- Neighborhood Plan will be presented for acceptance to Planning Board at 6 p.m., November 28. It includes letter from HFLUAC. Annie's report will include discrepancy regarding depth to aquifer and densities. Committee agreed this needs to be studied and addressed in the next two years.
- Pete presented a letter regarding the condition of the RR crossing at Rose Crossing. While the ties have been better secured, it is still a rough crossing and in the opinion of the committee, dangerous.
The letter will be sent to the commissioners and Mission Mountain RR.

New Business:

- A letter of support for the reappointment of Marc Hinrichs will be sent to the commissioners. Ray Young has chosen not to reapply because of coming extensive travel.
- Annie Thompson:
 - Presented us with the limitations of the Neighborhood Plan in addressing development:
 - Guidelines are only considered for subdivision proposals.
 - Family transfers are not affected.
 - Reminded us that development in the Helena Flats District is not only affected by the flood plain and depth to the aquifer, but the lack of nearby shopping, the inadequacy of roads for high density, lack of municipal facilities, and the predominant desire of owners to maintain a rural atmosphere.
 - The controversy over setbacks from water corridors was discussed. County meetings are continuing to work through the document and provide accurate information to the public.
 - There is \$225 remaining in the old committee account. This will be insufficient for HFLUAC annual

Mailing. Postage will be \$160 and incidental expenses; paper, printing, etc. approximately \$70.

Members of the committee offered help and it is hoped other community members might contribute.

No county money is given to the current committee. Make check to HFLUC, Laretta Olsen, 2620

Helena Flats Road.

Next meeting, Thursday, 7:30 p.m., December 6, 2007 at the Helena Flats School.

Any changes will be posted at Helena Flats School and on Internet; co.flathead.mt.us, scroll down to advisory committees, HFLUAC .

Motion for adjournment

Helena Flats landowners and residents are encouraged to attend HFLUAC meetings. You may contact Chairman Pete Burkett, 257-0719; Shirley Anderson, 257-2654; or Jan Stephens, 755-1605 with questions. A time for resident input is scheduled at each meeting.